

March 18, 2022

Brendan Reardon  
4324 14<sup>th</sup> St. NW #2  
Washington, DC 20011

Members of the Commission:

I am writing **a letter of support** for Dance Loft Ventures (ZC Case Number 21-18) for them to be able to have exceptions from the current zoning. I live only three blocks down the street from this proposed project.

Washington, DC, faces a profound housing crisis that has led to a significant homelessness crisis. Part of the cause of these crises is the failure of our city to build enough housing in our city. **The Dance Loft project would bring much needed housing to our neighborhood and our city.** The increase in housing stock will also help to tamp down the rising rental prices in our city, which are making it harder for people to afford to live here. This project will have short- and long-term benefits for current and future residents.

**The location is well suited for more housing because it has good public transit options.** The project will be located on 14<sup>th</sup> Street, which has a number of bus lines and will eventually include the revitalized bus shelter on 14<sup>th</sup> and Decatur, and two blocks away from the 16<sup>th</sup> Street corridor, which also has many bus lines. These buses can serve as an important mode of transit for people who work in our city or who want to visit other parts of the city. They also will connect residents with the DC metro system. The project is also in a walkable area and includes ample opportunities for bikes. The increase in transit also will have benefits for WMATA, which continues to struggle to increase ridership since the beginning of the pandemic.

**Approving more housing in DC also helps to address the city's climate change goals.** This project will allow many people to live closer into the city and not live far outside of DC where they may have to drive for work or leisure activities. Approving this project is consistent with the city's goal to have a more livable and greener city.

**The project will also be a boon for the local economy.** The commercial corridor on 14<sup>th</sup> Street on the 4500 and 4600 blocks of 14<sup>th</sup> Street will benefit greatly from the increased economic investment from the project. So too will they benefit from the greater number of residents who will look to spend their money at local businesses.

I strongly encourage you to not take seriously the people – either local residents or advocates – who are warning you about how this project will have negative impacts on parking, traffic, quiet streets, or “neighborhood character.” We have an obligation to ensure there is enough housing in this city today and for future generations. Focusing on those people who already benefit from living in this neighborhood while, I would note, not accounting for the housing needs of people who aren't here yet, would be entirely myopic. That said, **there are sensible ways to address their most glaring concerns**, like limiting the number of residential parking passes (RPP) for residents in that building and soliciting their views about the design of the building.

Regards,

Brendan Reardon

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